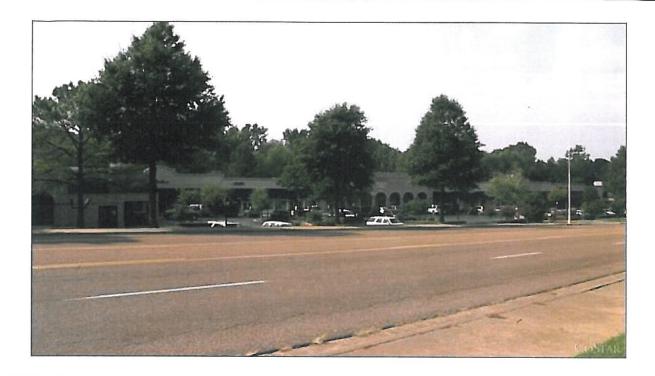
## 2055 West St - Saddle Creek South



Location: Saddle Creek South

Germantown Ret Cluster Germantown Ret Submarket

Shelby County Germantown, TN 38138

Developer: -

Management: The Shops at Saddle Creek

Recorded Owner: -

Parcel Number: G0-231-0-0285

Anchor Tenant(s): The American Cafe

Amenities: Banking, Restaurant, Signage

Cross Street: Germantown Pkwy Street Frontage: 562 feet on West St

Parking: -

Building Type: Retail Bldg Status: Built 1989 Building Size: 39,899 SF Typical Floor Size: 39,899 SF Stories: 1 Land Area: 4.11 AC Total Avail: 3,282 SF % Leased: 91.8% Total Spaces Avail: 1 Smallest Space: 3,282 SF Bldg Vacant: 3282

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite S10	3,282	3,282	3,282	Negotiable	Vacant	1-5 yrs	Direct

